

**FALLBROOK COMMUNITY PLANNING GROUP**

**And**

**FALLBROOK DESIGN REVIEW BOARD**

Regular Meeting

Monday 18 April 2011, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

**MINUTES**

Meeting called to order at 7:00 PM by Mr. Russell, who led the assembly in the Pledge of Allegiance.

14 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Jim Russell, Donna Gebhart, Jack Wood, Roy Moosa, Harry Christiansen, Chuck Sanacore, Ike Perez, Eileen Delaney, Jackie Heyneman and Steve Smith. Michele Bain was excused.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item  
**Mr. Harrington announced that Liberty Quarry Public meetings would be held by the County of Riverside April 26 and May 3 at Rancho Community Church 31300 Rancho Community Way Temecula to discuss the Final EIR for the project. He further requested that the Planning Group consider setting an agenda item for next month's meeting to consider the document.**
2. Approval of the minutes for the meetings of 21 March 2011. Voting item.  
**Mr. Wood motioned to approve the minutes. The motion was approved with Mr. Russell abstaining.**
3. Request for a waiver of B community design site plan requirement for the construction of a 209 SqFt addition for storage at the rear of the business located at 102 East Mission Road, APN 103-133-04.. Owner Prozdor Vladislav. Contact person Jaime Zaledon 562-462-5307. County planner, Michael Johnson 858-694-3429, [Michael.Johnson1@sdcounty.ca.gov](mailto:Michael.Johnson1@sdcounty.ca.gov). **Design Review Committee.** Community input. Voting item. (3/28)  
**The applicant was not present. Ms. Delaney stated that in inspecting the property it appeared the roof line had been altered, several signs were in place that did not meet Fallbrook Design Guidelines and the color of the building also conflicted with the Guidelines.**  
**After limited discussion Ms. Delaney motioned to deny the request and the motion passed unanimously.**
4. Presentation by Alan Ziegaus, Chief Executive Officer of Southwest Strategies LLC on proposed changes to TM5354RPL3/R04-004/GPA04-002/SP04-001/S04-005/S04-006/S04-007/P08-023 (MEADOWOOD) Request to subdivide the 390 acres located east of I-15 and north of State Route 76 between the Passarelle project and the Rosemary Mountain project. It is also a request for a General Plan Amendment (GPA), a Rezone (R), and a Specific Plan Amendment (SP) Vesting Tentative Map and a Site Plan Review plus a Major Use Permit for a wastewater treatment facility. Owner/Applicant Pardee Homes. Contact person Alan Ziegaus 858-541-7800 or 858-361-0898. Community input. Non-voting item.  
**Mr. Mike While (Rick Engineering) presented an update on the Meadowood Project. He stated the project had received a will serve letter from Valley Center Municipal Water District and the EIR for the project had completed DPLU Staff review and was ready for presentation to the County Planning Commission and the Board of Supervisors. He further stated that while several modifications to the plan like underground Storm Water storage**

tanks with park facilities on top were under study, the plan for the project remained unchanged.

Mr. While informed the Group that the School site had been increased from 10 Acres to 12.7 Acres. Mr. Wood asked the school site still had the reversionary clause where it reverted to the developer with development entitlements if the school district did not acquire the site (within two years) and Mr. While stated that was still the case.

The presentation stated that the sewage treatment plant (on a lot along SR-76) would require a 250 foot buffer from the treatment facilities. This would require that homes not be constructed of at least two tiers of lots (while the treatment facilities were in place) shown on the Tentative Map (approx. 37 homes). Mr. While state that this restriction was detailed in the Final EIR but the Tentative Map would still entitle the developer to develop the lots (residential lots still shown on Tentative Map) if Treatment Facilities were never constructed or removed at some point in the future. Mr. Russell commented that the adjoining developments had stated they intended on utilizing the Meadowood Treatment Facility to serve their developments.

Mr. While stated that the development had settled on a unit count of 844. He further stated that this number was reduced from the original number of over 1200 units. The 844 unit count allowed for an average lot size of 6,000 square feet with a minimum lot size of 3,134 square feet. Mr. Russell and Ms. Burdick noted that the project had never been entitled to the 1200 unit count and that the County had originally allocated 550 units to the project. Mr. While stated that the slopes on the project would not be located in the steep slope designated areas of the development. Mr. Russell asked if the large slope previously proposed were still in the design (fill slopes in excess of 100 feet high). Mr. While stated they were and Mr. Russell noted the conflict with the Fallbrook Community Plan of development not dramatically modifying the natural terrain.

Ms. Burdick questioned if the development still proposed allowing parking on 26 foot wide streets. Mr. While stated that the plan was unchanged.

Mr. Wood asked if the project still proposed the alley loaded multiple units. Mr. While stated that there were on alley loaded units in the development (by his definition of alley loaded) but that the plan was unchanged.

Mr. Harrington stated that it was unfortunate that DPLU staff appeared to have completed their review of the project and was encouraging the developer to present the project to the Planning Commission despite no modifications of the design in light of the nine pages of comments the Planning Group had provided in September of 2009.

Mr. Russell commented that despite Mr. While's claim, that no changes to the Tentative Map were done since 2009, there were several modifications (lot areas, building restrictions, necessity of treatment facilities and park sizes) that should be addressed on the Tentative Map.

5. Presentation by Marvin Van Voorst, (760) 728-6671, (760) 533-7762 (cell), [marvvanvoorst@yahoo.com](mailto:marvvanvoorst@yahoo.com), for the Fallbrook Vintage Car Club on posting banners, dates and locations below, to advertise the Spring Car Show. The date set for the show is May 29, 2011. Same location as last year, Potter Junior High School. **Design Review Committee.** Community input. Voting item  
These signs will be installed April 12, 2011 and removed May 30, 2011.  
#1 Sign will be located on school yard fence at Potter Junior High School.  
#2 Sign will be located at horse ranch at 4949 South Mission Road. (private property).  
#3 Sign will be located at Peter's Auto Repair at 215 South Main Street.  
#4 Sign will be located at B & P Battery, 805 East Mission Road.  
#5 Sign will be located at East Mission & Live Oak Park Road. (private property)  
#6 Sign will be located at Fallbrook Car Wash.

Mr. Moosa presented the request stating that the sign locations were similar to last years and all banners would be removed the week following the show.

**Ms. Delaney stated that Mr. Moosa had presented one of the signs at the Design Review Committee Meeting. She also stated that the Car Club had been very good about removing the signs after the show. The Committee had approved of the sign and request unanimously.**

**After limited discussion Ms. Delaney motioned to approve the request. The motion was approved with Mr. Moosa abstaining.**

The meeting was adjourned at 8:10 pm.

Tom Harrington, secretary.